



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	07	ASB SHNGLE 60	0500	01	1,901	92.8060	146.63	278,744	1950	1970	0	0	0	32.10	67.90	Tax Group: 2																
Exterior Wall	15	CONC BLOCK 40	1 SFR CUST - 0% - 2025										Heated Area: 1286										Tax Dist:									
Roof Structure	03	GABLE/HIP 100																					BUILDING MARKET VALUE									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE									
Interior Wall	04	PLYWOOD 100																					TOTAL LAND VALUE - MARKET									
Interior Floor	09	PINE WOOD 70																					TOTAL MARKET VALUE									
Interior Floor	03	CONC FINSH 30																					SOH/AGL Deduction									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE									
Bedrooms	4	100																					BASE TAXABLE VALUE									
Bathrooms	2	100																					TOTAL JUST VALUE									
Frame	02	WOOD FRAME 100																					NCON VALUE									
Stories	2.	2. 100																					INCOME VALUE									
Units	0	100																					PREVIOUS YEAR MKT VALUE									
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	1052.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	360	100	1993	360	35,842																											
FEP	154	80	1993	123	12,246																											
FOP	80	30	1993	24	2,389																											
FOP	234	30	1995	70	6,969																											
FST	135	55	1995	74	7,368																											
FUS	926	100	1993	926	92,194																											
UGR	720	45	1993	324	32,258																											
TOTALS	2,609			1,901	189,267																											
EXTRA FEATURES					2696 S FLETCHER AVE, FERNANDINA BEACH																											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0810	CONCRETE A	0	0	21	21	441.00	SF	6.50	6.50	100	1985	1985	3	44	1,261																
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700																
3	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	1995	1995	3	20	40																